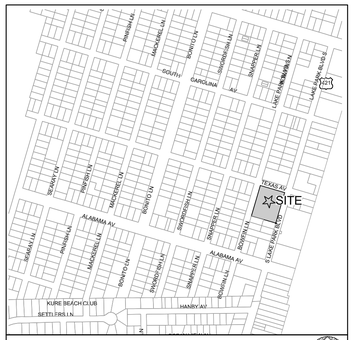
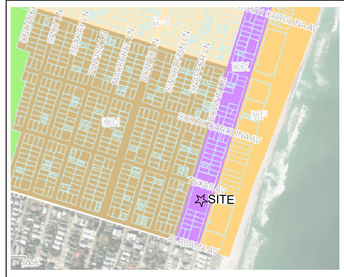
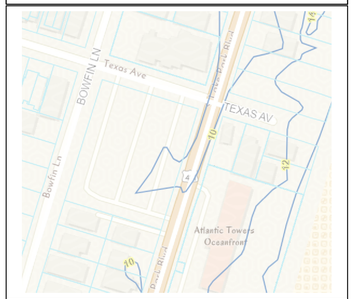


VICINITY MAP
NOT TO SCALE

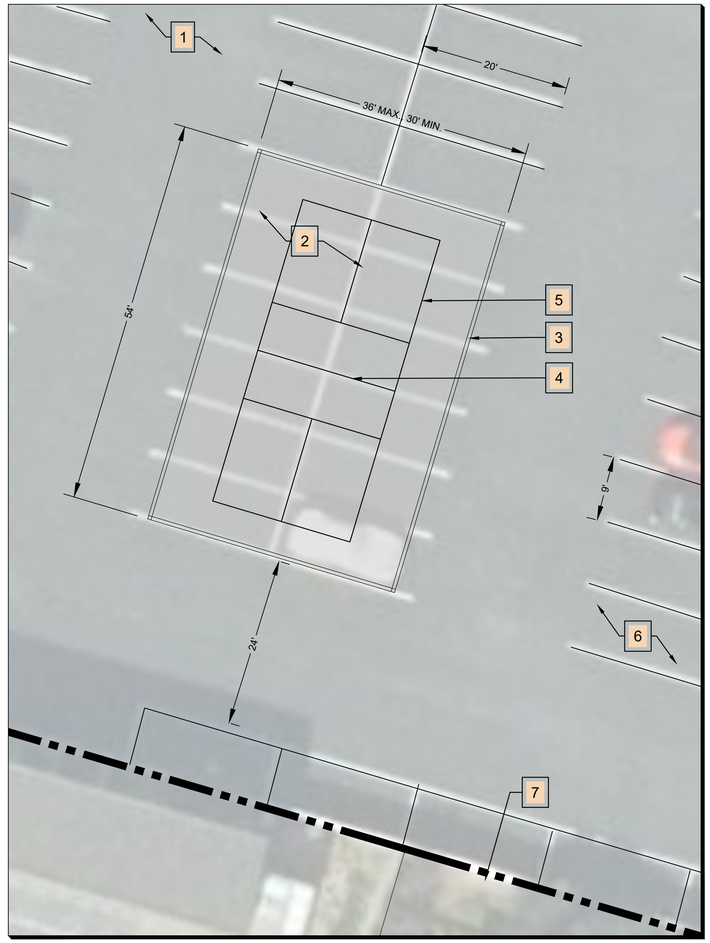
NORTH



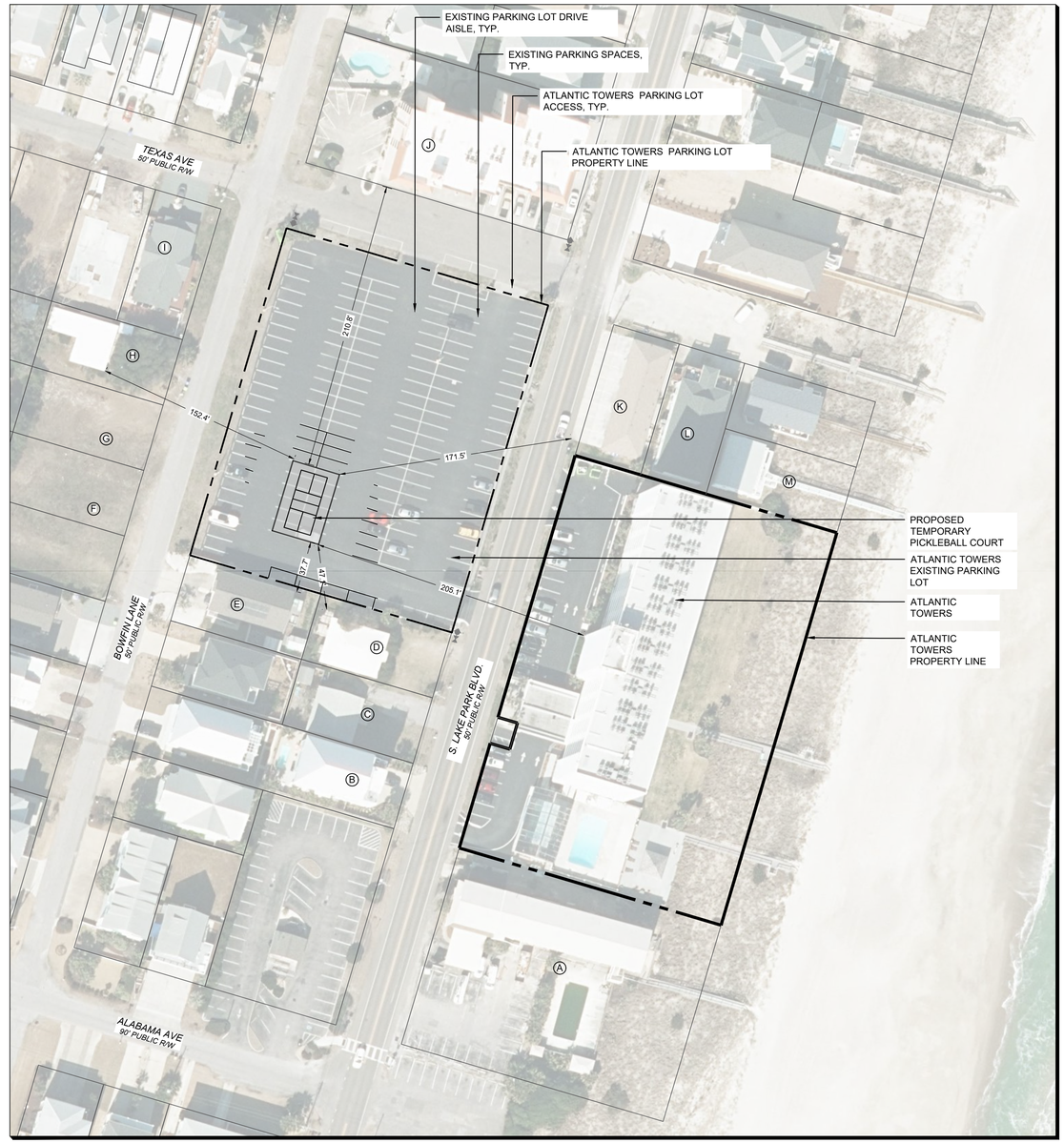
ZONING MAP
NOT TO SCALE



TOPOGRAPHY MAP
NOT TO SCALE



PICKLEBALL COURT ENLARGEMENT
SCALE: 1"=10'



OVERALL SITE PLAN
SCALE: 1"= 50'

KEY LEGEND:

1. EXISTING ASPHALT PAVING, TYP. PARKING LOT
2. TEMPORARY PICKLEBALL COURT 54' X 36' COURT & SAFETY ZONE AREA ; ACRYLIC COATING
3. 6' TALL REMOVABLE PICKLEBALL COURT FENCE, TYP. FENCING SURROUNDING COURT
4. REMOVABLE PICKLEBALL COURT NET
5. PICKLEBALL COURT STRIPING
6. EXISTING PARKING SPACES 12 PARKING SPACES TO REVERT BACK TO PARKING SPACES WHEN PICKLEBALL COURT NOT IN USE
7. PROPERTY LINE

SITE DATA

PROPERTY OWNER:	ATLANTIC TOWERS ASSN INC, COA
PARCEL INFORMATION:	PIN: R09018-013-005-000 ± 1.1478 AC 1608 BOWFIN LN OWNERS ASSOCIATION COMMON AREA ZONING: MX (MIXED USE TRANSITIONAL DISTRICT) PIN: R09018-012-002-000 ±1.37 AC 1615 S LAKE PARK BLVD OWNERS ASSOCIATION COMMON AREA ZONING: MF (MULTI-FAMILY RESIDENTIAL)
PROPOSED USE ADDED TO PARCEL R09018-013-005-000 :	PRIVATE, TEMPORARY PICKLEBALL COURT WITHIN EXISTING PARKING LOT; AFFECTS 12 PARKING SPACES; FOR ATLANTIC TOWERS CONDO OWNERS/USERS ONLY
EXISTING PARKING:	169 TOTAL SPACES (148 IN LOT, 21 AT CONDOS)
PROPOSED PARKING:	157 TOTAL SPACES (136 IN LOT, 21 AT CONDOS)
FLOOD INFORMATION:	PORTIONS OF THE SUBJECT PARCELS ARE LOCATED IN ZONE X – MINIMAL FLOOD RISK – AS SHOWN BY FEMA MAP NUMBERS 3720303900K BEARING AN EFFECTIVE DATE OF AUGUST 28,2018.
WETLAND: INFORMATION:	NO WETLANDS KNOWN TO EXIST ON SITE
LOT COVERAGE:	NO CHANGE TO EXISTING IMPERVIOUS AREA
EXISTING & PROPOSED STRUCTURES:	NO CHANGE TO EXISTING
EASEMENTS:	NONE KNOWN THIS LOCATION
UTILITIES & STORMWATER:	NO CHANGE TO EXISTING
LANDSCAPE & OPEN SPACE:	NO CHANGE TO EXISTING

ADJACENT PROPERTY OWNERS KEY:

(A) 1621 LAKE PARK BOULEVARD LLC
PID: R09206-001-001-000
ZONING: MF
LAND USE: HOTEL
DB 6572 PG 2304

(B) HACKETT GUY M URSULA M LAZO
PID: R09018-013-002-000
ZONING: MX
LAND USE: SINGLE FAMILY RESIDENTIAL
DB 6469 PG 1736

(C) LAMB ELEANOR H REV LIV TRUST
PID: R09018-013-003-000
ZONING: MX
LAND USE: SINGLE FAMILY RESIDENTIAL
DB 3239 PG 180

(D) TROPMANN CATHY A
PID: R09018-013-004-000
ZONING: MX
LAND USE: SINGLE FAMILY RESIDENTIAL
DB 6705 PG 2177

(E) GADALLA DAVID LARISA R
PID: R09018-013-014-000
ZONING: MX
LAND USE: SINGLE FAMILY RESIDENTIAL
DB 6205 PG 584

(F) BRC KURE BEACH LLC
PID: R09017-016-015-000
ZONING: MH
LAND USE: VACANT
DB 4716 PG 582

(G) BRC KURE BEACH LLC
PID: R09017-016-017-000
ZONING: MH
LAND USE: VACANT
DB 4716 PG 594

(H) HOWELL MARSHA H LIFE ESTATE
PID: R09018-014-001-000
ZONING: MH
LAND USE: SINGLE FAMILY RESIDENTIAL
DB 6338 PG 804

(I) SCONZO THERESA M PAUL T
PID: R09018-014-002-000
ZONING: MH
LAND USE: SINGLE FAMILY RESIDENTIAL
DB 6107 PG 1475

(J) COLE GARY L
PID: R09018-010-010-024
ZONING: MX
LAND USE: MULTI-FAMILY RESIDENTIAL
DB 9906 PG 623

(K) HARBUR PROPERTIES
PID: R09018-012-001-000
ZONING: MF
LAND USE: FOURPLEX RESIDENTIAL
DB 6388 PG 2493

(L) MITCHELL JOHN O ROSLYN
PID: R09018-012-001-005
ZONING: MF
LAND USE: MULTI-FAMILY RESIDENTIAL
DB 5383 PG 1916

(M) JOSHI ANAND RACHANA TRUSTEES
PID: R09018-012-008-000
ZONING: MF
LAND USE: SINGLE FAMILY RESIDENTIAL
DB 6531 PG 40

LEGEND
- SUBJECT PROPERTY LINE
- EXISTING FIRE HYDRANT
- PROPOSED PICKLEBALL COURT

GRAPHIC SCALE
0 25 50 100 150
SCALE: 1"=50'

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

APPLICANT INFORMATION:
ATLANTIC TOWERS ASSN INC COA
1608 BOWFIN LN
CAROLINA BEACH, NC 28428

PARAMOUNT ENGINEERING, INC
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

SITE PLAN
TEMPORARY PICKLEBALL COURT
ATLANTIC TOWERS
TOWN OF CAROLINA BEACH
NEW HANOVER COUNTY, NORTH CAROLINA

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST.:

DRAWING INFORMATION
DATE: 02.17.25
SCALE: SEE PLAN
DESIGNED: PEI
DRAWN: PEI
CHECKED: PEI

SEAL

C-2.0

PEI JOB#: 26119.PE